



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Academy Hall September 17, 2018 Meeting Minutes**

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Doug Greiner, Chairman	- Present	Ole Odegaard – Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- N/A
Stacia Eastman – Member	- Present	Vacant – Alternate	- N/A
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

**Visitors:** Land Surveyor Webster Stout, Joan Toepel, Mike Toepel, Beverly Tilley, Matthew Tilley, Joseph Landry, Joseph Laycox and Ken Ross-Raymond.

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**Review & Approve the draft minutes of August 20, 2018** – The Board reviewed the August 20, 2018 draft meeting minutes. Stacia Eastman made a **motion** to approve the meeting minutes from August 20, 2018 with minor changes. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

**Review & Approve the draft minutes of August 24, 2018** – The Board reviewed the August 24, 2018 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from August 24, 2018 with one change. Stacia Eastman **seconded** the motion and the **motion passed unanimously**.

**Review & Approve the draft minutes of September 6, 2018** – The Board reviewed the September 6, 2018 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from September 6, 2018 without changes. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Public Hearing on a 1-lot Subdivision Application at 42 Warner Road, (Map 240, Lot 37) the parcel is owned by the Ross-Raymond Family Revocable Trust** - Anne Ross-Raymond and Selectman Schmidl recused themselves as members of the Board. Chair Greiner appointed alternate Ole Odegaard to act as a voting member. Surveyor Stout explained that they are subdividing a 12 acre lot from Tax Map 240, Lot 37 which is comprised of 114 acres total. Surveyor Stout noted that Joe Schmidl has identified the wetlands and a waiver request has been submitted to delineate wetlands for the entire property due to its size. Surveyor Stout stated the lot is over 5 acres so State subdivision approval is not needed, there are two locations where the contiguous buildable area is met,

the lot has 227' feet of road frontage and the test pits are shown on the plan. The Planning Board reviewed the subdivision checklist and the following items were deemed to be outstanding;

2(c) - Deed References, Note 2 is missing the Lot number.

2(n) - Stamp & Signature of Professionals, wetlands scientist.

4(m) - Percolation test results, add to plan.

5(g) - Driveway Permit, Local.

6(e) - Metes & Bounds Description, full description of the lot and bounds to be adjusted to 500 feet or under.

Vice Chair Deary made a **motion** to accept the first waiver request as written, to waive the requirement of topography for the entire property (only the buildable area) in Section 4. Stacia Eastman **seconded** the motion and the **motion passed unanimously**. Vice Chair Deary made a **motion** to accept the second waiver request with an amendment, to waive the requirement of wetlands to be surveyed for the entire property (only the buildable area) in Section 4. Stacia Eastman **seconded** the motion and the **motion passed unanimously**. Vice Chair Deary made a **motion** to accept the subdivision application as complete. Ole Odegaard **seconded** the motion and the **motion passed unanimously**. Chair Greiner opened the Public Hearing at 8:14 p.m. Joan Toepel asked how she would know if the Ross-Raymonds decided to put up something like condominiums. Chair Greiner replied that they would need to go through the site plan review process. Chair Greiner closed the Public hearing at 8:15 p.m. Vice Chair Deary made a **motion** to approve the Subdivision Application for the Ross-Raymond Family Revocable Trust, conditional upon receiving the additional outstanding items. Stacia Eastman **seconded** the motion and the **motion passed unanimously**.

**Application to Build on a Class VI Road – Alan Girard Jr., Searles Hill Road – Tax Map 255, Lot 1** - Mr. Girard submitted aerial photos of Searles Hill Road, a Professional Engineering report from Anthony Weatherbee and the road/building location. Vice Chair Deary asked if the Selectmen had discussed the road width. Selectman Schmidl replied yes, but without a resolution of what to do about it yet. Selectman Ross-Raymond stated there was a decision about the width of the road but not a decision about the beginning of the road. Stacia Eastman stated that will be handled by the BOS, not here. Selectman Ross-Raymond noted the Planning Board (PB) wanted more detail regarding the location of the building to the road. The PB reviewed the new documents submitted by Mr. Girard. Vice Chair Deary questioned how the Board could approve this if the road is not opened up. Joe Laycox explained that the road width was on the form then the Fire Chief approved it and he was issued his certificate of occupancy. Joe Laycox stated his concern is with speed and not the road's width. Stacia Eastman replied that would take some enforcement which our Town doesn't have. Anne Ross-Raymond stated this should be supported as a recreational road. Selectman Ross-Raymond explained that the snowmobilers appreciate the use of the Class VI road, so if people are aware of the use it will not be a problem. Selectman Schmidl stated the PB has received the answers they were looking for in the engineering report. Vice Chair Deary made a **motion** to recommend approval of the application to build on a Class VI road submitted by Alan Girard. Stacia Eastman **seconded** the motion and the **motion passed unanimously**. *Discussion:* Anne Ross-Raymond expressed concern over the distance being 4,000 feet (¼ mile) because she feels it is bad policy and opens the door for more problems. Selectman Schmidl replied he agrees wholeheartedly but rural characteristics is supported by the Master Plan. *Vote; Chair Greiner - in favor,*

*Vice Chair Deary - opposed, Selectmen Schmidl - in favor, Anne Ross-Raymond - opposed, Stacia Eastman - in favor.* The motion passed.

**Other Business**

**2019 Proposed Planning Board Budget** - The Board asked PA Rollins to get the Attorney's fees to date plus the other line item expenditures.

**ADJOURNMENT** –The Planning Board adjourned at 9:17 p.m.

**NEXT MEETING** – The next regular meeting will be held on **Monday, October 1, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant